048.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	870,100 / 870,100
					USE VALUE:	870,100 / 870,100
					ASSESSED:	870,100 / 870,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DI VITO DOMINIC M & MARY F
Owner 2:	
Owner 3:	
Street 1:	62 WEBCOWET ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,155 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1988 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6155.000	385,400	1,000	483,700	870,100
Total Card	0.141	385,400	1,000	483,700	870,100
Total Parcel	0.141	385,400	1,000	483,700	870,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.68 | /Parcel: 437.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	34180
GIS Ref	
GIS Ref	
Insp Date	11/30/18

!4078!

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	385,400	1000	6,155.	483,700	870,100	870,100	Year End Roll	12/18/2019
2019	101	FV	291,300	0	6,155.	514,000	805,300	805,300	Year End Roll	1/3/2019
2018	101	FV	291,300	0	6,155.	374,900	666,200	666,200	Year End Roll	12/20/2017
2017	101	FV	291,300	0	6,155.	326,500	617,800	617,800	Year End Roll	1/3/2017
2016	101	FV	291,300	0	6,155.	278,100	569,400	569,400	Year End	1/4/2016
2015	101	FV	284,100	0	6,155.	272,100	556,200	556,200	Year End Roll	12/11/2014
2014	101	FV	284,100	0	6,155.	223,700	507,800	507,800	Year End Roll	12/16/2013
2013	101	FV	284,100	0	6,155.	212,800	496,900	496,900		12/13/2012

PRINT

Date	Time
12/10/20	19:09:41

LAST REV

Date	Time
11/30/20	14:21:58
danam	
4078	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14911-233		2/1/1983		78,000	No	No		Y

USER DEFINED

Prior Id # 1:	34180
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2020	1354	Redo Kit	51,000	O				
10/8/2016	2167	Shed	3,100	O				10X14 SHED
6/28/2011	627	Wood Dec	6,000					16X21 ON REAR
11/8/1994	606		12,000					ADD FAMILY RM

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
4/14/2009	Measured	197	PATRIOT
3/10/2000	Mailer Sent		
3/7/2000	Measured	197	PATRIOT
8/21/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6155		Sq. Ft.	Site		0	80.	0.98	1									483,719						483,700	

Total AC/HA: 0.14130 | Total SF/SM: 6155 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 483,719 | Spl Credit | Total: 483,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17816901
Const Adj.:	0.99989998
Adj $ / SQ:	147.256
Other Features:	83000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	473457
Depreciation:	88063
Depreciated Total:	385394

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

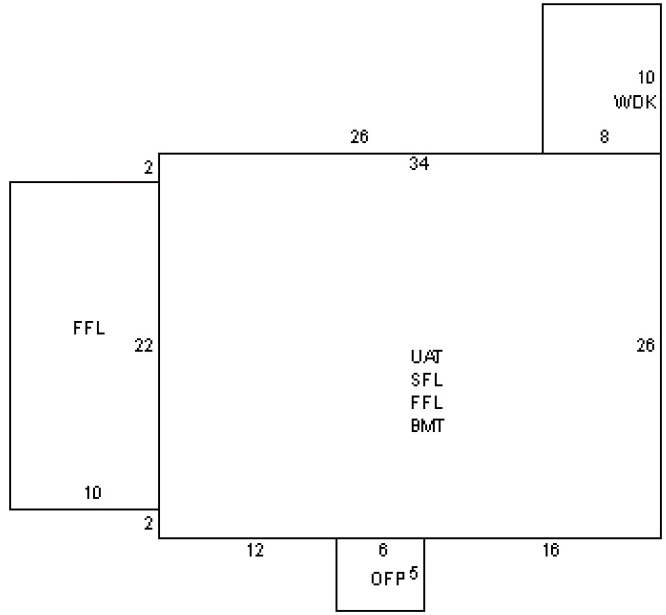
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	161.98
Special Features:	0	Val/Su Net:	120.32
Final Total:	385400	Val/Su SzAd	193.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,104	147.260	162,571
BMT	Basement	884	44.180	39,052
SFL	Second Floor	884	147.260	130,175
UAT	Upper Attic	221	58.900	13,017
WDK	Deck	80	16.000	1,280
OFP	Open Porch	30	44.000	1,320
	Net Sketched Area:	3,203	Total:	347,415
Size Ad	1988	Gross Are	3866	FinArea 1988

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

048.0-0004-0011.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X24	A	AV	2017	3.55	T	5	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000

IMAGE

AssessPro Patriot Properties, Inc